



# CHARLOTTE HALL STATION

908 CHARLOTTE HALL ROAD CHARLOTTE HALL, MD

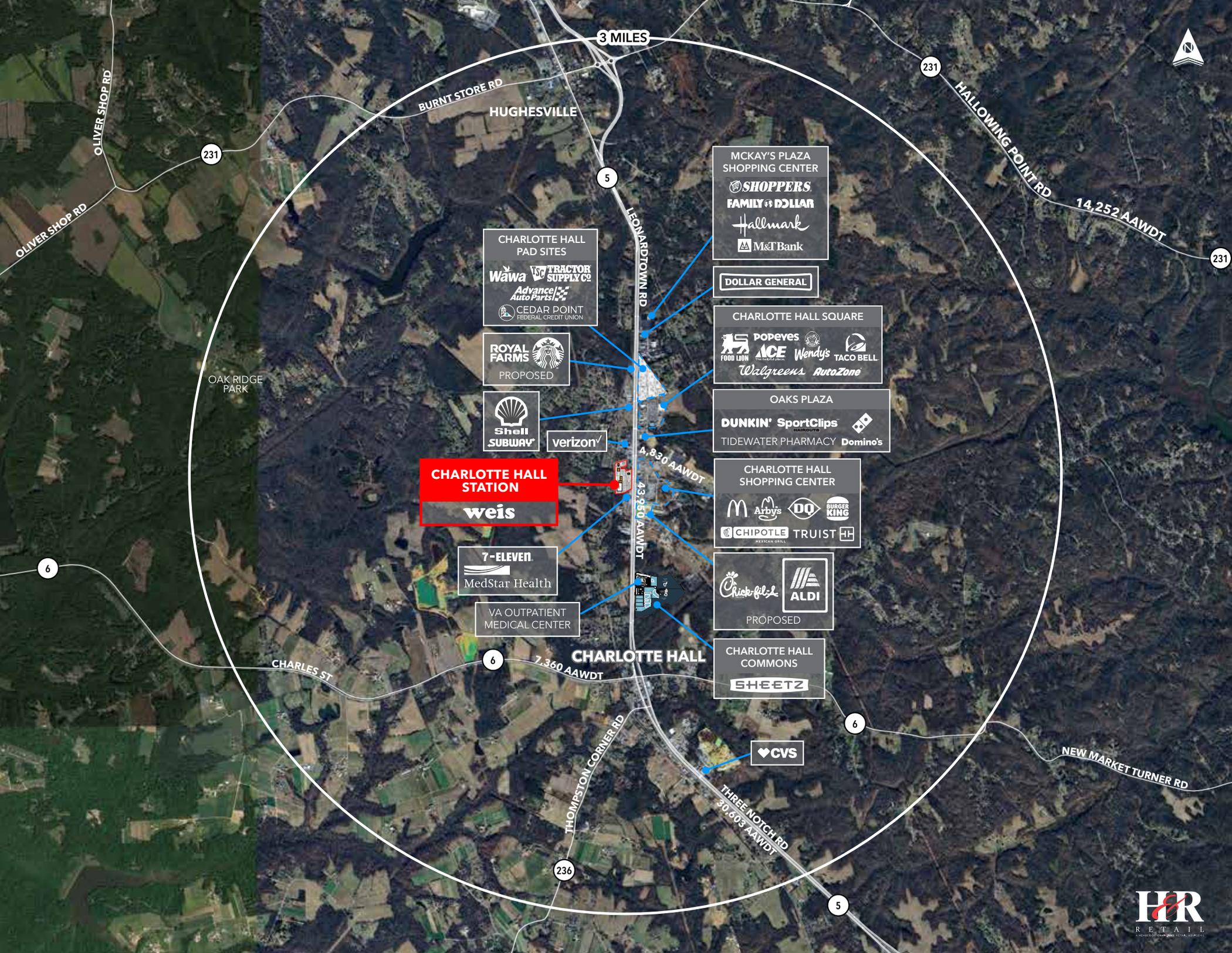


## PROPERTY HIGHLIGHTS

- Charlotte Hall Station is located along Three Notch Road (MD Route 5) with over 40,000 cars per day
- Over \$120,000 average household income within a drive time of 15 minutes
- Pad site with drive-thru available
- Shop spaces adjacent to brand new Weis available

## New Development





3 MILES

231

231

5

231

6

6

6

236

5

BURNT STORE RD

HUGHESVILLE

HALLOWING POINT RD  
14,252 AAWDT

OLIVER SHOP RD

LEOMARBTOWN RD

OAK RIDGE PARK

CHARLOTTE HALL PAD SITES

Wawa TRACTOR SUPPLY CO

Advance Auto Parts

CEDAR POINT FEDERAL CREDIT UNION

MCKAY'S PLAZA SHOPPING CENTER

SHOPPERS FAMILY DOLLAR

Hallmark

M&T Bank

DOLLAR GENERAL

CHARLOTTE HALL SQUARE

POPEYES ACE WENDYS TACO BELL

Walgreens AutoZone

ROYAL FARMS STARBUCKS PROPOSED

OAKS PLAZA

DUNKIN' SportClips

TIDEWATER PHARMACY Domino's

SHELL SUBWAY verizon

4,830 AAWDT

CHARLOTTE HALL STATION

weis

CHARLOTTE HALL SHOPPING CENTER

Mc Arby's DQ BURGER KING

CHIPOTLE TRUIST IH

7-ELEVEN MedStar Health

Chick-fil-e ALDI PROPOSED

VA OUTPATIENT MEDICAL CENTER

CHARLOTTE HALL COMMONS

SHEETZ

CHARLES ST

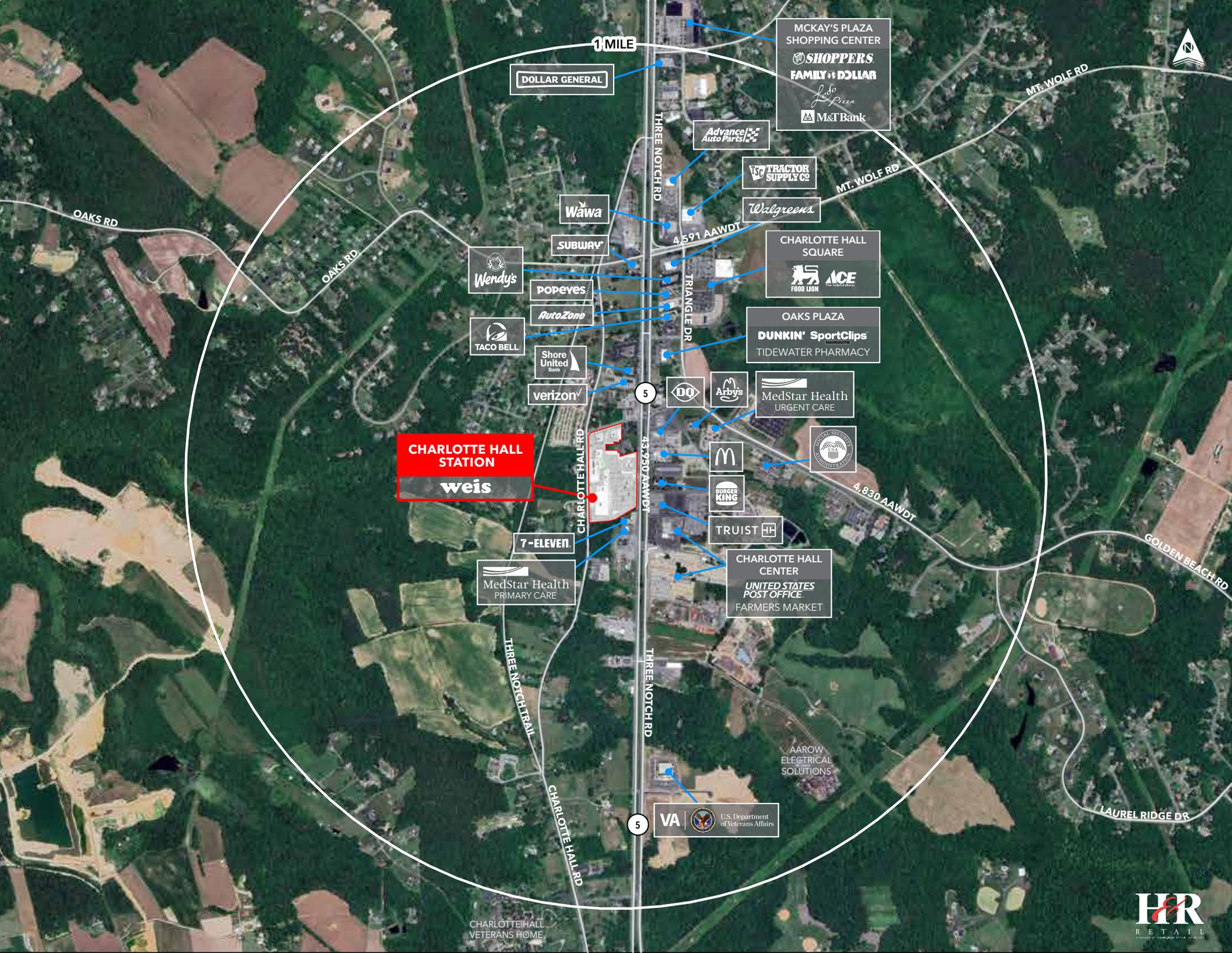
7,360 AAWDT

CHARLOTTE HALL

NEW MARKET TURNER RD

THOMPSTON CORNER RD

THREE NOTCH RD  
30,603 AAWDT



1 MILE

DOLLAR GENERAL

MCKAY'S PLAZA SHOPPING CENTER  
SHOPPERS FAMILY DOLLAR  
M&T Bank

Advance Auto Parts

TRACTOR SUPPLY CO

Walgreens

Wawa

SUBWAY

CHARLOTTE HALL SQUARE  
ACE FOOD LION

Wendy's

POPEYES

AutoZone

OAKS PLAZA  
DUNKIN' SportClips  
TIDEWATER PHARMACY

TACO BELL

Shore United Bank

verizon

DQ

Arby's

MedStar Health URGENT CARE

CHARLOTTE HALL STATION  
weis

CHARLOTTE HALL RD

5

McDonald's

BURGER KING

ROYAL SECRETARY

4,830 AAWDT

7-ELEVEN

TRUIST

MedStar Health PRIMARY CARE

CHARLOTTE HALL CENTER  
UNITED STATES POST OFFICE  
FARMERS MARKET

THREE NOTCH RD

THREE NOTCH RD

5

VA U.S. Department of Veterans Affairs

AAROW ELECTRICAL SOLUTIONS

GOLDEN BEACH RD

LAUREL RIDGE DR

CHARLOTTE HALL VETERANS HOME

HR RETAIL  
A MEMBER OF CHARLOTTE HALL VETERANS HOME



CHARLOTTE HALL RD

GOLDEN BEACH DR

**weis**  
markets

MCKAY'S  
GRAPES, GRAINS  
& GATHERINGS  
46'

LOVE NAILS  
783 SF  
D-2

1,783 SF  
D-3

1,783 SF  
D-4

1,783 SF  
D-5

2,369 SF  
D-4

**BUILDING E**  
AVAILABLE  
8,725 SF  
109.05'

**BUILDING F**  
AVAILABLE  
4,000 SF  
78.28'

**BUILDING G**  
AVAILABLE  
5,800 SF  
74.35'

**BUILDING H**  
AVAILABLE  
3,900 SF  
49.95'

5

THREE NOTCH RD

43,950 AAWDT



CHARLOTTE HALL CENTER

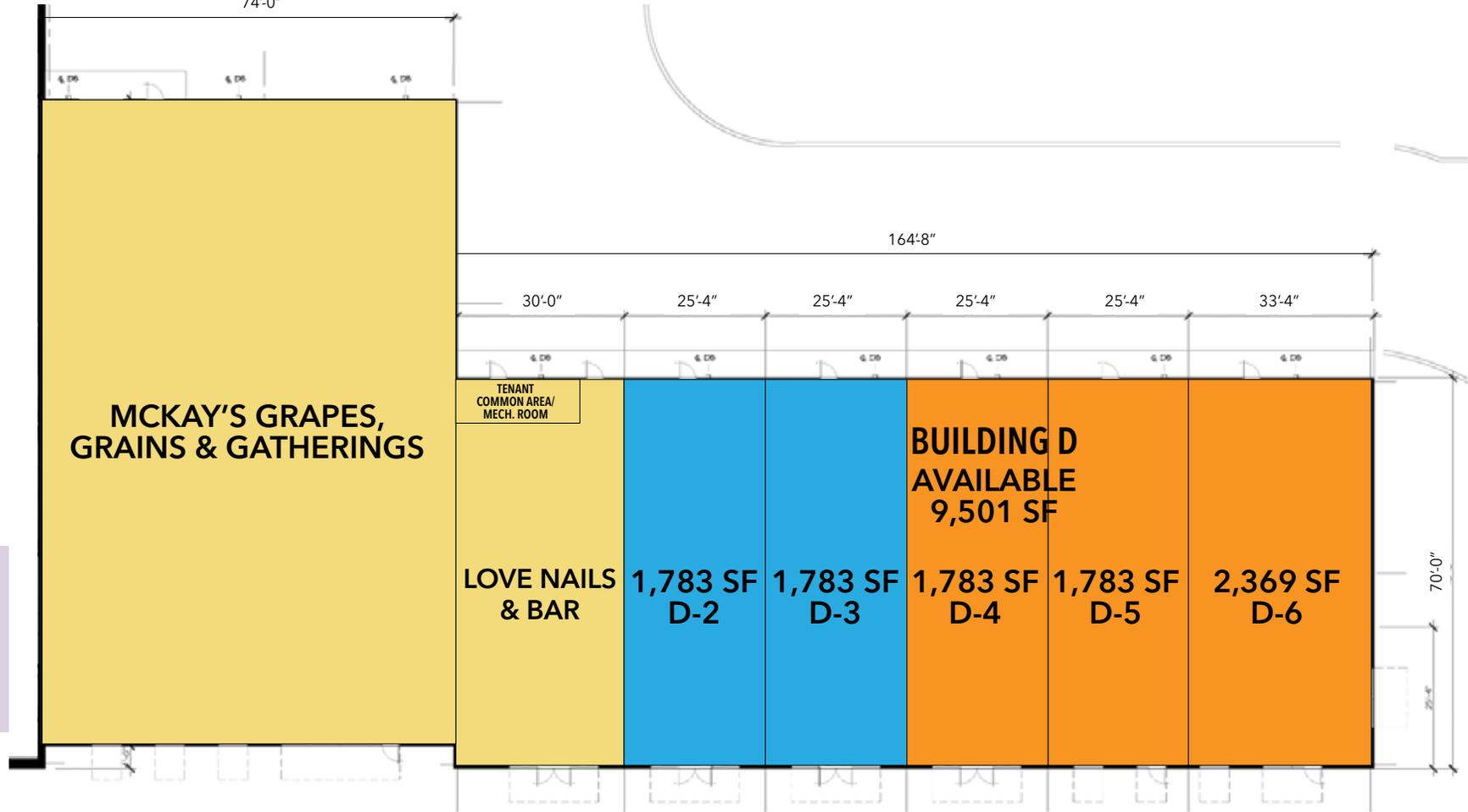
Site Plan Key

- LEASED
- AVAILABLE
- AT LOI





74'-0"



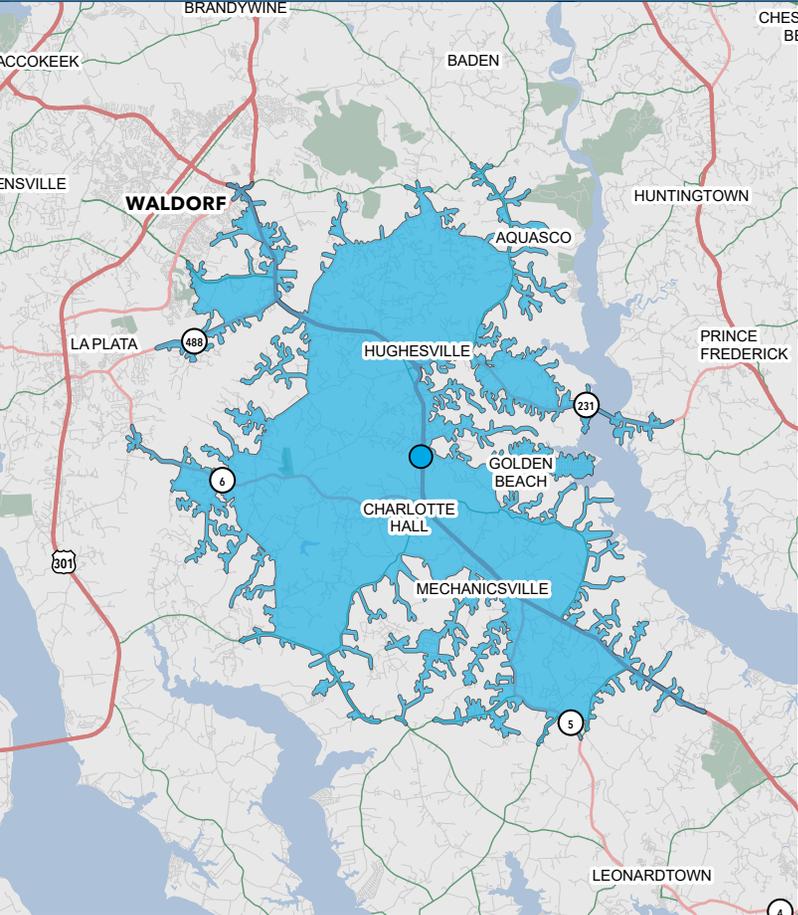
**Site Plan Key**

- LEASED
- AVAILABLE
- AT LOI



# CHARLOTTE HALL, MD

DEMOGRAPHIC PROFILE (2025)  
Charlotte Hall Station  
Drive time of 15 minutes

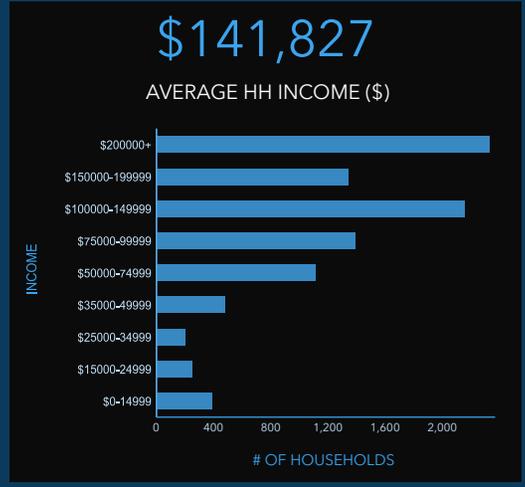


### KEY FACTS

<b>28,969</b> Population	<b>41.8</b> Median Age	<b>9,604</b> Households
EDUCATION		
<b>30%</b> High School Diploma	<b>18%</b> Bachelor's Degree	<b>12%</b> Graduate/Professional Degree

### INCOME

	<b>\$120,964</b> Median Household Income
	<b>\$47,651</b> Per Capita Income



### BUSINESS

<b>760</b> Total Businesses	<b>22,322</b> Daytime Population	<b>42</b> Food Srv & Drinking Places

### TAPESTRY SEGMENTS

<p><b>L1</b> Savvy Suburbanites 4,204 (43.8%) of households</p> <p>Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.</p> <ul style="list-style-type: none"> <li>Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.</li> <li>Informed shoppers that do their research prior to purchasing and focus on quality.</li> <li>Residents tend to engage with their communities through fundraising and local politics. Vacation destinations often include beaches and national parks.</li> </ul>	<p><b>H1</b> Flourishing Families 2,880 (30.0%) of households</p> <p>Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Available housing is predominantly composed of single-family units built in the 1990s and 2000s, with home values and rents that mirror national averages. The rate of new development is notably higher here than in most other regions. Many households have multiple vehicles, and long commutes are common.</p> <ul style="list-style-type: none"> <li>They often play board games and read books.</li> <li>Residents tend to travel domestically.</li> </ul>	<p><b>K5</b> Dreambelt 1,578 (16.4%) of households</p> <p>These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.</p> <ul style="list-style-type: none"> <li>Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.</li> <li>They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.</li> </ul>
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